

CHAPTER 5

OFF-STREET PARKING AND LOADING/UNLOADING REGULATIONS

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Section A - Design Standards for Off-Street Parking

1. In all Districts there shall be provided at the time any building or structure is erected or structurally altered off-street parking spaces in accordance with the following requirements.
 - (a) Dimensions. All parking spaces shall be not less than nine (9) feet wide and twenty (20) feet long. Such spaces shall be measured rectangularly and shall be served by aiseways of sufficient width to permit easy and smooth access to all parking spaces and maintained in good condition. Parking spaces for disabled people shall have an adjacent access aisle sixty (60) inches wide in route to the building or facility.
 - (b) Paving. Except in the A-1 District and in the R-1, R-1A, and R-2 Districts, all parking areas and adjacent aisles or driveways shall be paved with asphaltic material or cement.
 - (c) Driveways. All accessways to parking lots for five (5) or more vehicles shall be served by a driveway not less than twenty (20) feet in width to permit easy access to parking spaces. All accessways to parking areas for less than five (5) vehicles shall be served by a driveway not less than ten (10) feet in width where a lot does not abut on a public street or alley or on a private easement or access drive. Except where provided in connection with a use permitted in an "R" District, such accessway shall not be located in any "R" District. Where separate entrance and exit driveways or openings are provided for a structure or use, each such point of ingress and egress shall in no case exceed twenty-five (25) feet in width, nor shall two (2) or more points of ingress and egress be located closer than fifteen (15) feet to each other. Where only one (1) point of ingress and egress is provided for a structure or use, such point of ingress and egress shall in no case exceed thirty-five (35) feet in width. No driveway shall be located so that it enters a public road within one hundred (100) feet of the intersection of any two (2) public roads unless there are two (2) driveways serving the lot, one of which is in excess of one hundred (100) feet and the other not less than forty (40) feet from said intersection. All driveways shall be located and the adjoining lots graded so that vehicular traffic entering a public road has an unobstructed sight distance of at least three hundred (300) feet.
 - (d) Parking Area Location. Except in the A-1 District and in the R-1, R-1A, and R-2 Districts, no parking lot or parking area shall be located nearer than five (5) feet to the side or rear lot line, or nearer than ten (10) feet to the front lot line of the parcel or tract on which the parking area is located. All parking spaces required herein shall be located on the same parcel or tract with the building or use served, except as provided for below:
 - (1) Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap.
 - (2) The Board of Zoning Appeals may authorize, as a Conditional Use, the establishment and operation of any off-street parking area in such parts of any A-1 or "R" District that abut at least fifty (50) feet, either directly or across an alley, a "B", O-1, or I-1 District, subject to the requirements specified in Chapter 8, Section C.
 - (3) In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring the retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by a proper legal authority and shall be filed with the application for a building permit.

Section A (continued)

- (e) Screening. All off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any Residential District or institutional premises, with the exception of along the front lot line or along the street side lot line, by a masonry wall or a solid fence of acceptable design. Such wall or fence shall not be less than four (4) feet nor more than six (6) feet in height, and shall be maintained in good condition without any advertising. The space between such wall or fence and the lot line of the adjoining premises in any Residential District shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and maintained in good condition. In lieu of such wall or fence, a strip of land not less than fifteen (15) feet in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height may be substituted and this shall be maintained in good condition.
- (f) Minimum Distances of Setback. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall of acceptable design. The wall shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side yard and the street side yard requirements of these Regulations. In no case shall any part of the parking area be closer than ten (10) feet to any established street or alley right-of-way, or any right-of-way designated on the Official Thoroughfare Plan of Clark County. With exception of points of ingress and egress, as approved by the appropriate local, state, or federal agencies, this setback shall be in the form of a landscaped buffer upon which no permanent structure shall be located.
- (g) Lighting. Any lighting used to illuminate any off-street parking shall be so arranged as to deflect the glare away from adjoining premises in any Residential District and from traffic on adjacent thoroughfares.
- (h) Computation of Required Off-Street Parking Spaces. In computing the number of required spaces, the following rules shall govern:
 - (1) A floor area shall mean the gross floor area used or intended to be used, and shall not include areas used principally for storage or offices incidental to the management or maintenance of stores.
 - (2) In hospital, bassinets shall not be counted as beds.
 - (3) In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under these Regulations.
 - (4) In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as may be allowed as a Conditional Use, or as provided in part (d), (3) of this Section.
 - (5) Where fractional spaces result, the parking spaces required shall be construed to the nearest whole number.

Section A (continued)

- (i) Off-Street Parking Spaces Required for New Construction, Enlargement, Change in Occupancy. Whenever a building or use constructed or established after the enactment date of these Regulations is changed or enlarged in the floor area, the number of employees, number of dwelling units, seating capacity, or otherwise to create a need for a cumulative increase of ten (10) percent or more of the number of parking spaces that existed at the time of enactment of these Regulations, such spaces shall be provided on the basis of the enlargement or change. In case a change in the floor area, number of employees, number of dwelling units, seating capacity, or other unit of measurement creates a need for an increase of less than five (5) off-street parking spaces, none shall be required. When a building or use existing prior to the enactment date of these Regulations is enlarged to the extent of fifty (50) percent or more in the floor area or in the used, said building or use shall then and thereafter comply with the entire parking requirements.
- (j) Off-Street Parking Spaces Required for Uses Not Listed. Off-street parking requirements for any use not specified in these Regulations shall be the same as that specified for a similar Permitted Use, as determined by the Board of Zoning Appeals.
- (k) Modification of Off-Street Parking Requirements. The Board of Zoning Appeals may authorize a modification, reduction, or waiver of the following off-street parking requirements if it should find that in the particular case appealed, the peculiar nature of the residential, business, industrial, or other use, or the exceptional shape or size of the real estate or other exceptional situation or condition would justify such modification, reduction, or waiver.

Section B - Specific Off-Street Parking Requirements

Off-Street parking shall be provided in accordance with the schedule outlined below.

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| 1. Assembly Halls and Dance Halls with temporary seats | - 1 | space for every 100 square feet of floor space used for assembly or dancing. |
| 2. Assembly Halls, Theaters, Auditoriums, and Sports Arenas with fixed seats except for Schools | - 1 | space for every 3 seats |
| 3. Automotive Service Stations and/or Repair Garages | - 2
1 | spaces for each service stall PLUS
space for each employee on the largest shift. |
| 4. Banks and Financial Institutions, Business Professional Offices except Medical and Dental Offices or Clinics | - 1 | space for every 250 square feet of office space, but and not less than 2 spaces per office. |
| 5. Bowling Alleys | - 5 | spaces per bowling lane plus the required spaces as set forth in this Section for affiliated uses such as restaurants, bars, and the like. |
| 6. Churches and other similar places of worship or public assembly | - 1
1 | space for every 8 seats in a main auditorium, OR
space for every 6 seats in churches and other places of worship. |
| 7. Day-care Centers and Nurseries | - 1
1 | space for each employee
space for each 10 children. |

Section B (continued)

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| 8. Single-Family Residences | - 2 | spaces per family or dwelling unit. |
| 9. Housing for the Elderly | - 1 | space per dwelling unit. |
| 10. All other residential uses | - 2 | spaces per dwelling unit. |
| 11. Nursing Homes, Convalescent Homes, Rest Homes, Sanitariums, Children's Homes | - 1
1 | space for every 4 beds PLUS
space for each employee on the largest shift. |
| 12. Fraternities and Sororities | - 1 | space for every 3 beds. |
| 13. Funeral Homes and Mortuaries | - 4
1 | spaces for each parlor, OR
space for every 50 sq. ft. floor area, whichever is greater |
| 14. Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops, over 1,000 sq. ft. in floor area | - 4
1 | spaces PLUS
space for every 400 sq. ft. of floor area over 1,000 sq. ft. |
| 15. Hospitals and Auxiliary Facilities | - 1
1 | space for every 2 beds PLUS
space for every 2 employees on the largest shift. |
| 16. Motels and Hotels and Bed & Breakfast Facilities | - 1
1 | space for each bedroom PLUS
space per employee on the largest shift. |
| 17. Industrial and Manufacturing Establishments | - 1
20
1
1 | space for every 400 sq. ft. of floor area; OR
spaces PLUS
space for every 2 employees PLUS
space for each vehicle maintained on the premises, whichever is greatest. |
| 18. Medical and Dental Offices and Clinics | - 3
1 | spaces for each examination room PLUS
space for each doctor or employee. |
| 19. Museums, Libraries, Community Facilities, operated by a public agency or government | - 1 | space for every 300 sq. ft. of area open to the public or other facilities |
| 20. Eating and Drinking Places, Bars, Taverns, and Night Clubs | - 1 | space for every 50 sq. ft. of floor area. |
| 21. Retail Sales or Service Establishments | - 1 | space for every 200 sq. ft. of floor area. |
| 22. Schools - Primary Schools | - 1 | space for every 25 classroom seats. |
| - Secondary Schools, Institutions of Higher Learning, Trade Schools | - 1
1 | space for every 5 students PLUS
space for each employee. |
| 23. Wholesale Establishments, Warehouse, Manufacturing Retail Outlets | - 10% of floor area; OR
20
1
1 | spaces PLUS
space for every 2 employees PLUS
space for each vehicle maintained on the premises, whichever is greatest. |

Section C - Design Standards for Off-Street Loading and Unloading

1. Off-street loading/unloading spaces or berths shall be provided in connection with every building or part of a building which has a floor area greater than ten thousand (10,000) square feet, and normally receives or distributes material by vehicle.
2. Off-street loading requirements for any use not specified in these Regulations shall be the same as that specified for a similar Permitted Use, as determined by the Board of Zoning Appeals.
3. No such loading/unloading shall be located closer than fifty (50) feet to any lot in an "R" District unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six (6) feet in height. An evergreen hedge or planting no less than six (6) feet in height may be substituted for a fence if maintained in good condition.
4. Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.
5. Whenever a building or use constructed or established after the enactment date of these Regulations is changed or enlarged in the floor area, the number of employees, number of dwelling units, seating capacity, or otherwise to create a need for a cumulative increase of ten (10) percent or more of the number of loading and unloading spaces that existed at the time of enactment of these Regulations, such spaces shall be provided on the basis of the enlargement or change. When a building or use existing prior to the enactment date of these Regulations is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then comply with the entire loading/unloading requirements.
6. All loading/unloading areas and adjacent aisles and driveways shall be paved with asphaltic material or cement.

Section D - Specific Off-Street Loading and Unloading Requirements

Off-street loading and unloading shall be provided in accordance with the schedule outlined below:

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| 1. Retail/Service/Office Establishments | - | 1 | space in excess of the first 10,000 sq. ft. of floor area PLUS |
| | | 1 | space for each additional 20,000 sq. ft. thereafter. |
| 2. Truck Terminal/Warehouse/Wholesale Establishments | - | 1 | space for each 7,500 sq. ft. of floor area. |
| 3. Industrial Plants | - | 1 | space for the first 10,000 sq. ft. of floor area PLUS |
| | | 1 | space for each additional 20,000 sq. ft. thereafter. |